

-F-

Family. *See* Household.

Farm Produce Stand. A temporary structure on the premises for the sale of locally grown produce.

Feed Lot. An animal enclosure where the land is not grazed or cropped annually, either a secondary or an accessory use to an agricultural operation or a primary use as in commercial feed lot.

Fence. An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.

FEMA. Federal Emergency Management Agency.

Final Plat. The final drawing of a subdivision and dedication required by the Montana Subdivision and Platting Act to be prepared for filing with the Clerk and Recorder, and containing all elements and requirements set forth by the local governing body and the Montana Subdivision and Platting Act.

Flood, 100 Year. A flood having a one-percent chance of being equaled or exceeded in any given year. A 100-year flood is the same as a base flood.

Flood, 500 Year. A flood having a 0.2-percent chance of being equaled or exceeded in any given year.

Flood Insurance Rate Map. The map on which FEMA has delineated both the special hazard areas and the risk premium zones.

Flood Insurance Study. An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and or flood-related erosion hazards.

Floodplain, Regulatory. Areas subject to regulation, generally adjoining a stream, which would be covered by floodwater of a base flood except for designated shallow flooding areas that receive less than one foot of water per occurrence. The floodplain consists of a floodway and floodway fringe.

Floodplain Regulation, Gallatin County. Regulations adopted in accordance with exercising the authority of the laws of the State of Montana to promote the public health, safety and general welfare; to minimize flood losses in the areas subject to flood hazards;

to promote wise use of the floodplain; and to guide development of floodplain areas of the County outside the incorporated areas.

Floodplain Maps, Official. The Flood Insurance Rate Maps and Flood Boundary Floodway Maps provided by FEMA (dated July 15, 1988 for incorporated areas and August 1, 1984 for unincorporated) and incorporating and approved updates and revisions.

Floodway. The channel of a stream and the adjacent overbank areas that must be reserved in order to discharge a base flood without cumulatively increasing the water surface elevation more than one-half foot.

Floodway Fringe. The portion of the floodplain that is outside the limits of the floodway.

Foundation, Permanent. Support footings and bearing walls constructed of masonry or concrete, meeting the standards of the International Building Code (IBC).

Frontage. The side of the lot abutting on a street; the front lot line.

-G-

GCCHD (Gallatin City-County Health Department). The department responsible for the regulation and approval of water and septic permits throughout the Country.

Garage, Private Customer and Employee. A structure that is accessory to a non-retail commercial or manufacturing establishment or use and is primarily for the parking and storage of vehicles operated by the customers, visitors, and employees of such building and that is not available to the general public.

Garage, Private Residential. A structure that is accessory to a residential structure and that is designed or primarily used for the storage of vehicles owned and operated by the residents thereof.

Glare. (1) The reflection of a harsh, bright light with an intensity great enough to reduce a viewer's ability to see; and (2) the physical effect resulting from luminances or insufficiently shielded light sources in the field of view.

Governing Body. The governing body of any governmental unit, such as Planning and Zoning Commission, Planning Board, and County Commission.

Grade. (1) The lowest elevation of the land around a structure; (2) the percent of rise or decent of a sloping surface.

Grade, Existing. The elevation of the ground surface in its natural state, prior to any man-made alterations such as grading, filling, or excavating.

Greenhouse. A structure constructed of translucent material, which is devoted to the cultivation of plants, all or part of which are sold wholesale or retail.

Ground Water. Any water beneath the land surface, bed of a stream, lake, or reservoir.

Ground Water Area. An area enclosing a single, distinct body of ground water.

Growth Policy, Gallatin County. The official document adopted by Gallatin County and used by the local government as a general guide for development and conservation decisions. It is not a regulation; rather, it is an official statement of public policy to guide growth and change in the unincorporated areas of Gallatin County. The required and optional elements of a growth policy are listed in MCA §76-1-601.

Guest House. An attached or detached accessory structure used to house guests of the occupants of the principal structure, and which is never rented or offered for rent.

Guest Ranch. Premises used for riding, hiking, or other outdoor recreational purposes wherein the said recreationists are provided with meals and overnight accommodations.

-H-

High Water. The highest level reached by a body of water.

Hillside Land. Land that may be subject to specific regulations due to the slope and grade.

Home Based Business. A legal activity carried out for gain by a resident and up to three employees, and conducted as a customary, incidental, and accessory use in the resident's dwelling, accessory structures, and on the premises.

Home Occupation. A legal activity carried out for gain by a resident and conducted as a customary, incidental, and accessory use in the resident's dwelling.

Household. (1) A person living alone; (2) any number of people related by blood, marriage, adoption, guardianship or other authorized custodial relationship; (3) two unrelated people and any children related to either of them; (4) not more than four unrelated people living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities.

Hydrology. The science dealing with the properties, distribution, and circulation of water and snow.

-I-

Impervious Surface. Any material that prevents absorption of stormwater into the ground.

Incidental. Subordinate and minor in significance and bearing a reasonable relationship with the primary use.

Infrastructure. Facilities and services needed to sustain industry, residential, commercial, and all other land use activities.

Ingress. Access or entry.

Irrigation District. A subdivision of government, managed by a board of directors, that supplies water to irrigators within a specified region.

Irrigation Ditch. A man-made channel, which can be manually or mechanically controlled, constructed for the purpose of carrying irrigation water to a needed area.

-J-

Junk. Any scrap, waste, reclaimable material, or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed, or other use or disposition.

Junkyard. Any area, lot, land, parcel, structure, or part thereof, used for storage, collection, processing, purchase, sale, salvage, or disposal of junk.

-K-

Kitchen. Any room or area principally uses, intended, or designed to be used for the storage and/ or preparation of food. The presence of a range, oven, refrigeration, sink, or any combination or the utility connections suitable for servicing a range, oven, refrigerator, or sink is considered a kitchen.

-L-

Land Use. A description of how land is occupied or utilized.

Landmark. (1) Any site, structure, or natural feature that has visual, historic, or cultural significance; (2) a permanent marker, usually called a monument, designating property boundaries.

Landscape. (1) An expanse of natural scenery; (2) lawns, trees, plants, and other natural materials, such as rock and wood chips, and decorative features, including sculpture, patterned walks, fountains, and pools.

Landscape Plan. A component of a development plan which may show: proposed landscape species (such as number, spacing, size at time of planting, and planting details); proposals for protection and irrigation of existing vegetation during and after construction; proposed treatment of hard soft surfaces; proposed decorative features; grade changes; buffers and screening devices; and any other information that can reasonably be required in order that an informed decision can be made by the approving authority.

Levee. A manmade embankment, usually earthen, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water to provide protection from temporary flooding.

Light Fixture, Outdoor. The fixture is an assembly that houses the lamp(s), and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror and/ or a refractor or lens.

Light Pollution. Any adverse effect of man-made light.

Lighting, Direct. Illumination resulting from light emitted directly from the light source.

Lighting, Fully Shielded. (Also referred to as cutoff-type lighting) Any outdoor light fixture shielded in such a manner that all light emitted by the fixture (directly or indirectly) is projected below a horizontal plane running through the lowest point of the fixture where light is emitted.

Lighting, Indirect. Direct light that has been reflected or has scattered off other surfaces.

Lighting, Outdoor. The illumination of an outdoor area or object by a man-made device, permanently installed or portable, that produces light used for illumination, decoration, security, or advertisement.

Lighting, Partially Shielded. Any light fixture shielded in such a manner that the bottom edge of the shield is below the plane of the center line of the lamp reducing light above the horizontal.

Livestock for Agricultural Use: The keeping of domestic animals for personal use or for sale and profit as part of a bona fide agricultural operation.

Local Services. All services provided by governmental bodies for the benefit of citizens. These services include, but are not limited to, police, fire, water, recreation, streets, parks, libraries, schools, and wastewater and solid waste collection and disposal.

Lot. A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon.

Lot, Area. The total area within the lot lines of a lot, excluding any street rights-of-way.

Lot, Coverage. A measurement of intensity of land use, expressed as a percentage of a lot's total area that is impervious (i.e., does not absorb water). This portion includes, but is not limited to, the areas covered by buildings, structures, driveways, roads, and sidewalks.

Lot Line. A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space.

Lot Line, Front. The lot line separating a lot from a street right-of-way.

Lot Line, Rear. The lot line opposite and most distant from the front lot line. In the case of a triangular or otherwise irregularly shaped lots, a line 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front line.

Lot Line, Side. Any lot line other than front or rear.

Lot Line, Zero. The location of a structure on a lot in such a manner that one or more of the structure's sides rests directly on a lot line.

Lot Width. The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line.

Lot of Record. A lot which is part of a subdivision recorded in the office of the County Clerk and Recorder, or a lot described by metes and bounds, a copy of which has been recorded in the office of the County Clerk and Recorder.

Lumen. A unit to measure the actual amount of visible light which is produced by a lamp as specified by the manufacturer.

-M-

Manufactured Home. A factory-built, single-family structure that is under the authority of 42 USC Section 5401, the National Manufactured Home Construction and Safety Standards Act, built on a permanent chassis, and is used as a place for human habitation, but which is not constructed or equipped with a permanent hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site, and which does not have wheels or axles permanently attached to its body or frame. This definition specifically does not include modular housing or recreational vehicle.

Manufactured Home Park. A tract of land providing two or more home lots for lease or rent to the general public.

Manufacturing, Light. Fabrication of and/ or assembly of goods from previously prepared materials.

MCA (Montana Code Annotated). The collection of Montana statutes classified by subject.

Mineral Resource Development (Mining). The extraction of minerals, including solids, such as coal and ore; liquids, such as crude petroleum; and gases, such as natural gases. Including any operation that mines sand and gravel or mixes concrete or batches asphalt.

Mineral Rights. One of a number of distinct and separate rights associated with real property that gives the owner of rights certain specified privileges, such as to extract, sell, and receive royalties with respect to minerals.

Mining. The extraction of minerals, including solids, such as coal and ore; liquids, such as crude petroleum; and gases, such as natural gases. Including any operation that mines sand and gravel or mixes concrete or batches asphalt.

Mixed Use Development. The development of a tract of land or structure with a variety of complimentary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment, in a compact urban form.

Mobile Home. A transportable, manufactured structure, suitable for year-round single-family household occupancy and having water, electrical and sewage connections similar to those of conventional dwellings. This definition applies to only units constructed prior to Federal Manufacturing Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976. Compare with the definition of manufactured home.

Modular Home. A dwelling unit meeting the standards of the International Building Code (IBC) which was mass produced in a factory, designed and constructed for transportation to a site for occupancy when connected to the required utilities and when permanently anchored to a permanent foundation, whether intended for a use as an independent, individual unit or in combination with other units to form a larger structure, and which does not have integral wheel, axles, or hitch.